

Revised 12/11/06
MANCHESTER PLANNING BOARD
PUBLIC HEARING/BUSINESS MEETING
Thursday, December 14, 2006 – 6:00 p.m.
City Hall, Third Floor - Aldermanic Chambers
Planning@manchesternh.gov

I. PUBLIC HEARING:

1. Presentation by Robert S. MacKenzie, Planning Director, regarding the “Hackett Hill Master Plan”, prepared for the City of Manchester Economic Development Office, for the development of approximately 460 acres into a corporate research and development park.
2. *A MOTION WOULD BE IN ORDER TO ACCEPT S-41-2006:*

S-41-2006 Property located on Hackett Hill Road (TM 766/15), an application to subdivide property to create thirteen (13) commercial building lots – OEST Associates, Inc. for Manchester Housing and Redevelopment Authority

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

(Continued from November 09, 2006):

3. S-39-2006 Property located at 36 Prince Street, an application to subdivide property into two (2) lots, creating one (1) new building lot – Duval Survey, Inc. for Doris Cavallaro-Brideau
4. CU-28-2006 Property located at 210 Manchester Street, an application for a conditional use permit for a multi-family structure with first floor residential use in the Central Business District (CBD) – Fernando Hilarion

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

5. S-42-2006 Property located at 50 Constitution Lane & 57 Congressional Lane, an application to subdivide property by adjusting a property line – Promised Land Survey, LLC for Mark Peter Cyr & James and Lisa Chrabolowski
6. S-43-2006 Property located at 8 Pepperidge Drive, an application to subdivide property by adjusting a property line – KNA for Christopher C. Payne

7. SP-34-2006 Property located at 1000 S. Willow Street, an application for site plan approval for the construction of a 4,000 sq. ft. bank facility with drive-through and parking – Bohler Engineering for Bank of America
8. SP-35-2006 Property located at 725 Huse Road, an application for site plan approval for the construction of a 157,626 sq. ft. home improvement retail store (Lowe's) with associated site improvements – Rizzo Associates for Huse Road, LLC (d.b.a. 635-725 Huse Road, LLC)
9. SP-36-2006 Property located at 777 S. Willow Street, an application for site plan approval for the construction of a fueling facility (4 pumps with kiosk) – VHB, Inc. for Stop & Shop Supermarket Companies, Inc.
10. SP-32-2006 Property located at 3 South Maple Street (TM 372/22, 23, 23A), an application for site plan approval for the construction of a 4-story building with 3,995 sq. ft. of 1st floor office space, 20 multi-family units and a parking garage – Northpoint Engineering for Socha Companies
- CU-32-2006 Property located at 3 South Maple Street (TM 372/22, 23, 23A), an application for a conditional use permit for a reduction from 50 required parking spaces to 45 provided spaces to accommodate an office/apartment building – Northpoint Engineering for Socha Companies

II. BUSINESS MEETING:

(The staff may provide recommendations at the meeting.)

11. CU-28-2006 Property located at 210 Manchester Street, an application for a conditional use permit for a multi-family structure, first floor residential in Central Business District (CBD) – Fernando Hilarion
Public Hearing: December 14, 2006
12. S-42-2006 Property located at 50 Constitution Lane & 57 Congressional Lane, an application to subdivide property by adjusting a property line – Promised Land Survey, LLC for Mark Peter Cyr & James and Lisa Chrabolowski
Public Hearing: December 14, 2006 **[Recommendation]**
13. S-43-2006 Property located at 8 Pepperidge Drive, an application to subdivide property by adjusting a property line – KNA for Christopher C. Payne
Public Hearing: December 14, 2006 **[Recommendation]**

(Tabled Items):

14. PD-11-06 Property located at 43 Grove Avenue, an application to maintain two (2) single family dwellings on a single lot thereby creating a planned development – Earl S. Carrel, Esq. for William Daniel
Public Hearing: September 14, 2006 **[Remain on Table]**
15. SP-27-2006 Property located at 1725 Elm Street, an application for site plan approval for the construction of a 3-story, 10 unit residential condominium building with parking

- garage – TF Moran, Inc. for Trident Properties, LLC
Public Hearing: October 12, 2006 **[Remain on Table]**
16. SP-28-2006 Property located at 1687 & 1705 Elm Street, an application for site plan approval for construction of a 3-story, 22 unit residential condominium building with parking garage – TF Moran, Inc. for Trident Properties, LLC
Public Hearing: October 12, 2006 **[Project in litigation]**

(Current Items):

17. S-36-2006 Property located on Karatzas Avenue (TM 551/13) & Renfrew Avenue (TM551/6), an application to subdivide property to adjust a property line, and to create three (3) residential building lots – CLD, Consulting Engineers, Inc. for Ruth Ann Beland & Anagnost Investments, Inc.
Public Hearings: Nov. 09, 2006 & Nov. 30, 2006
18. PD-12-2006
SP-29-2006 Property located on Karatzas Avenue, (TM 551/13), an application to create a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of sixty-six (66) dwelling units – CLD, Consulting Engineers, Inc. for Anagnost Investments, Inc.
Public Hearings: Nov. 09, 2006 & Nov. 30, 2006
19. PD-13-2006
SP-30-2006 Property located on Karatzas Avenue, (TM 551/13-1), an application to create a planned development and for site plan approval for the construction of nine (9) single family attached townhouse buildings containing a total of sixty-six (66) dwelling units - CLD, Consulting Engineers, Inc. for Anagnost Investments, Inc.
Public Hearings: Nov. 09, 2006 & Nov. 30, 2006
20. PD-14-2006
SP-31-2006 Property located on Karatzas Avenue, (TM 551/13), an application to create a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of seventy-two (72) dwelling units – CLD, Consulting Engineers, Inc. for Anagnost Investments, Inc.
Public Hearings: Nov. 09, 2006 & Nov. 30, 2006
21. SP-33-2006 Property located at 190 Zachary Road, an application for site plan approval for the construction of a 79,228 sq. ft. office/manufacturing & warehouse building, with loading and parking – Opechee Construction Corp. for API of New Hampshire
Public Hearing: Nov. 30, 2006 **[Staff Report]**
22. M-25-2006 A request by the Diocese of Newton for the Melkites in the United States of America, Inc. for a voluntary merger of two (2) parcels at 140 Mitchell Street (TM 657 – 1, 2).
23. Review of new applications for determination of Regional Impact.
24. Review of 2007 Planning Calendar to be distributed at meeting.
25. Any other business items from Staff or Board.
26. Approval of Minutes of Meetings held September 28, 2006 and October 26, 2006. (Previously distributed to Board – review for comments)